

elCENTRO

RETAIL & RESTAURANT SPACE FOR LEASE

6200 Hollywood Blvd., Los Angeles, CA 90028



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KWP
REAL ESTATE

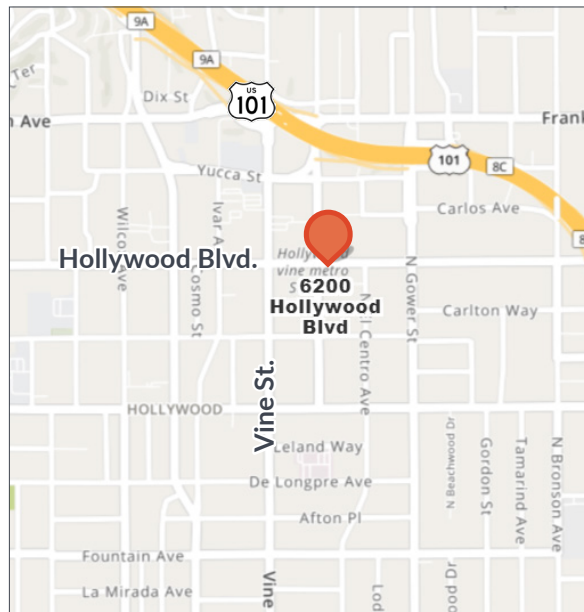
AVAILABLE

- Size:** Spaces from ±770 Rentable SF up to ±18,858 Rentable SF
- Rent:** \$3.25 - \$4.75 Per RSF/Mo., NNN
- NNN:** ±\$1.25 Per RSF/Mo.
- Parking:** Over 450 commercial/visitor parking spaces

PROPERTY HIGHLIGHTS

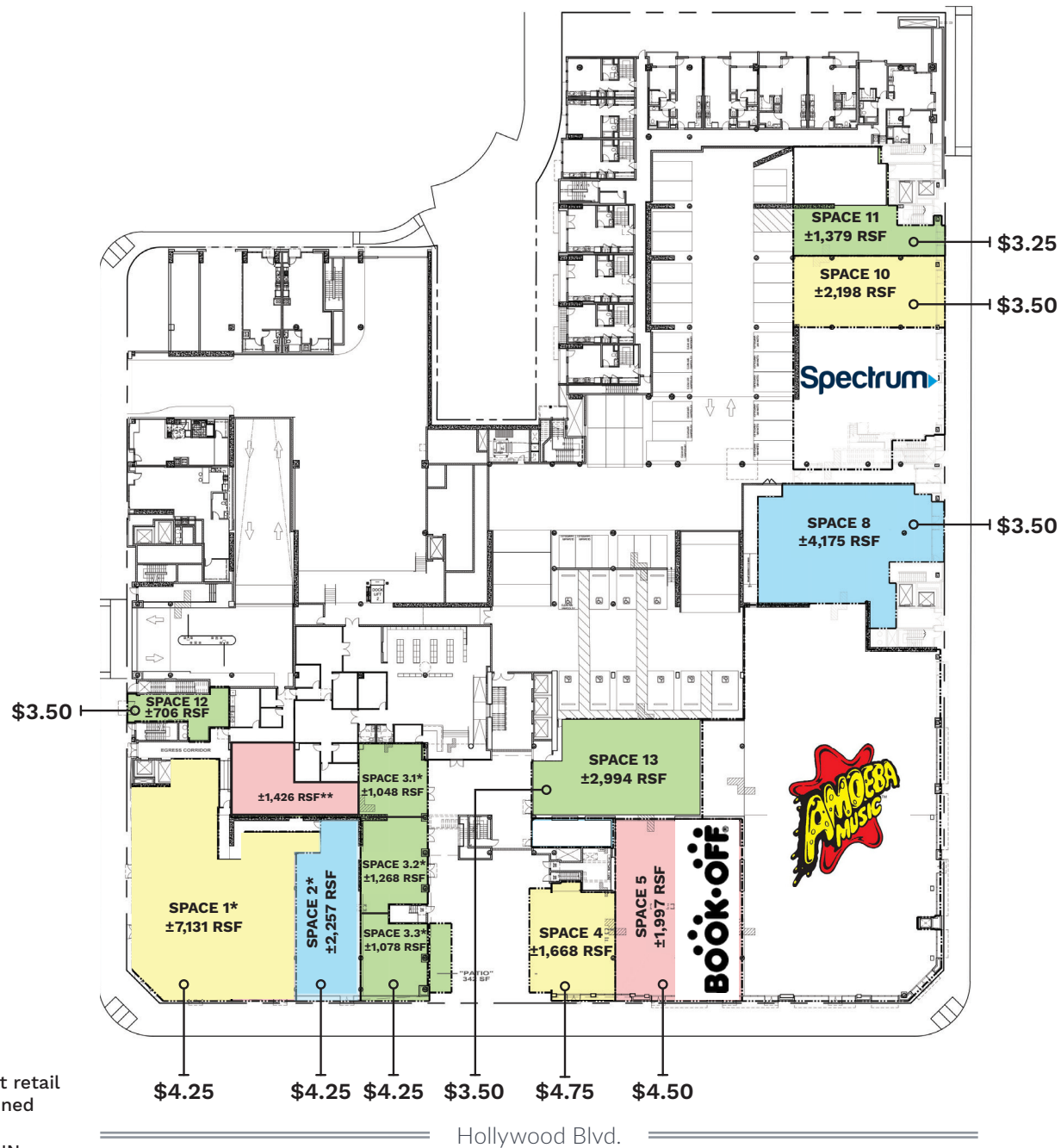
- Mix of 1st and 2nd generation retail spaces available. Contact agents for details
- Carefully curated retail environment, including a fusion of local retailers and global brands
- Retail spaces with ceilings as high as ~ 20 feet
- Has an immediate customer base with 507 residential units above retail and 535 additional residential units across the street at ARRIVE featuring Shake Shack, Funko, and Afters Ice Cream
- Adjacent to the 2,700-seat Pantages Theatre with 1 million annual visitors
- Over 10,000,000 SF of office space in the immediate submarket (including Netflix and Technicolor)
- Minutes away from the 101 Freeway with access to the Greater Los Angeles area
- Next door to the Hollywood & Vine Metro station, with 12,000 daily riders
- On the Hollywood Walk of Fame, which is visited by over 10 million people annually

* Prospective tenants are hereby advised that all uses are subject to City approval



NEIGHBORING TENANTS





Space 2 is 2nd gen petcare / pet retail

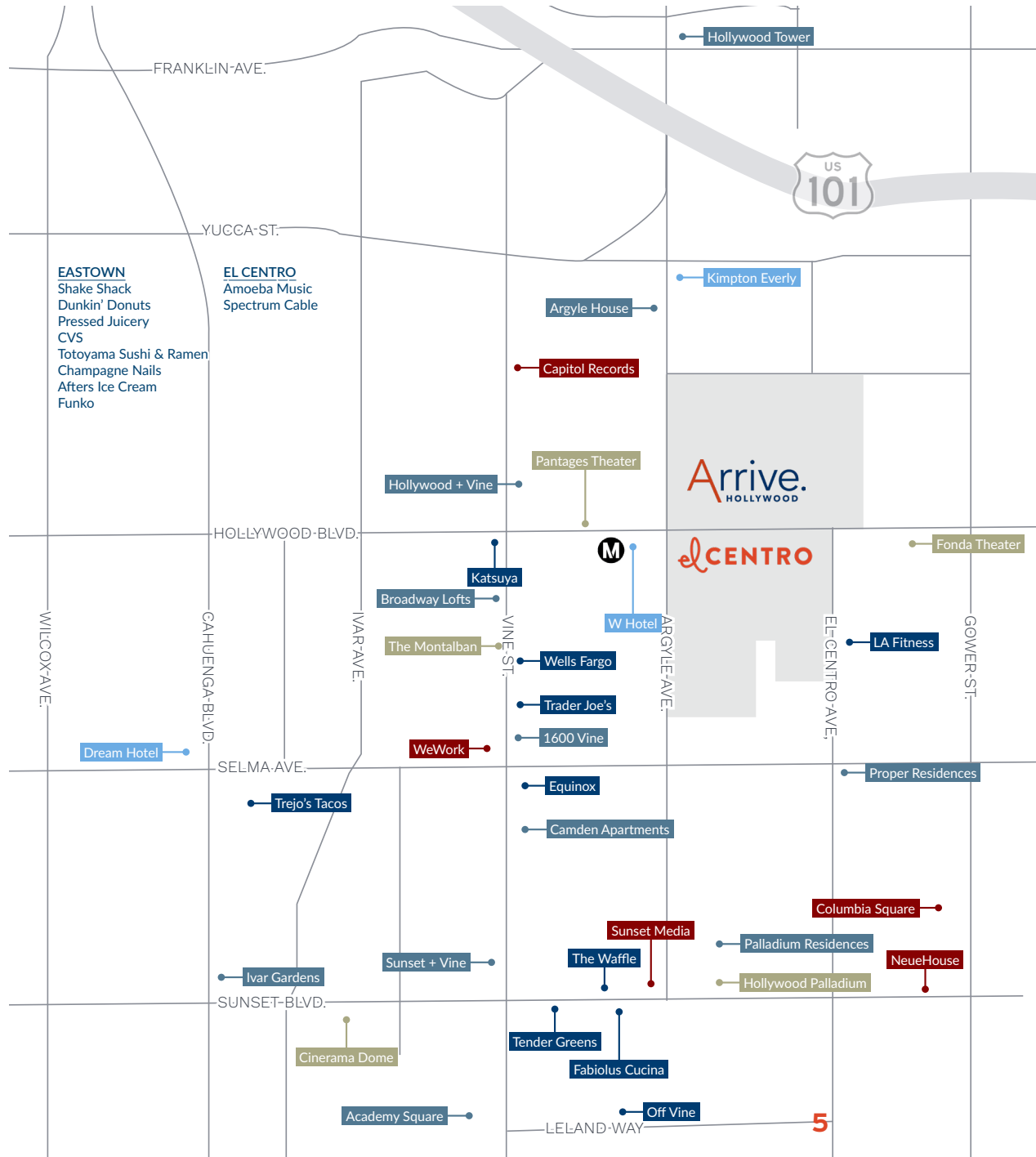
*Adjoining spaces can be combined

**Addt'l Space Available

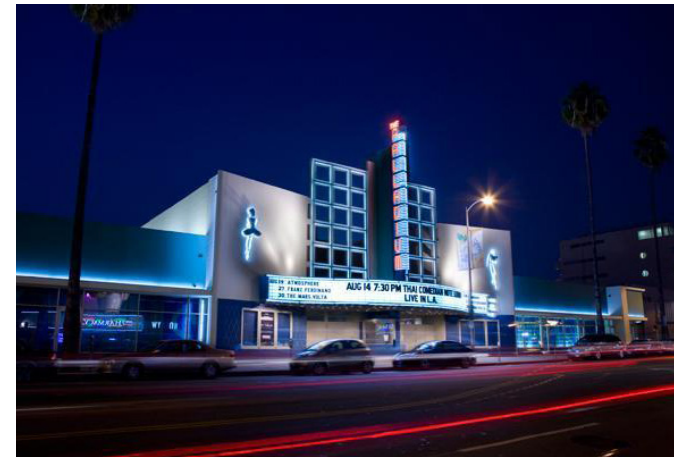
***All rents are per RSF/Mo., NNN



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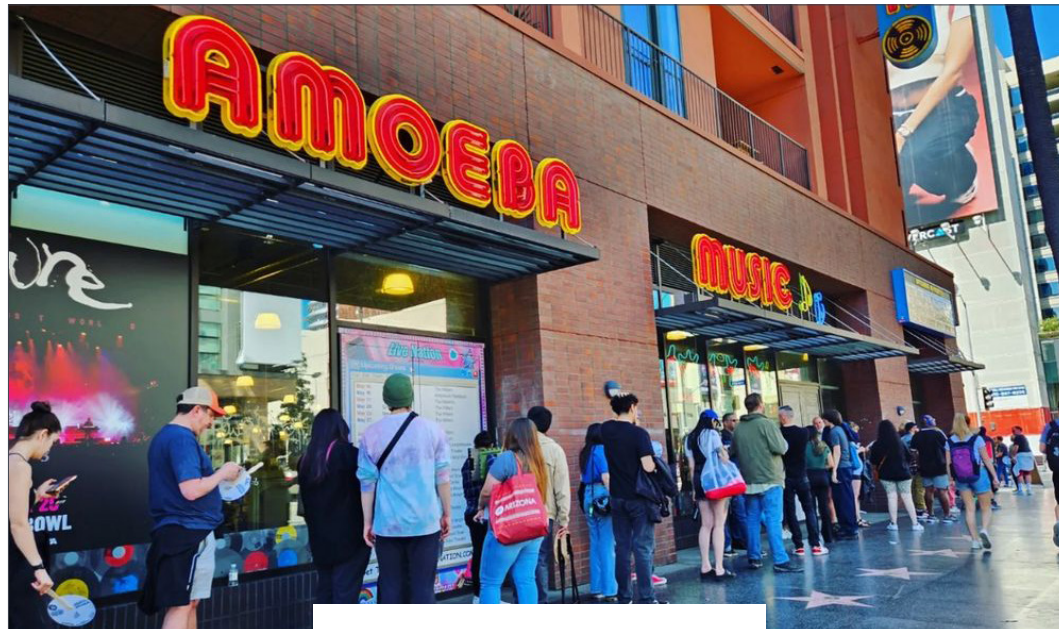


THE NEIGHBORHOOD



KEY

- Retail/Restaurant
- Multifamily
- Hotel
- Office/Business
- Attraction/Entertainment



AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2021 Estimated Population	19,282	62,786	185,528
2025 Projected Population	20,882	65,035	187,907
2010 Census Population	13,643	53,476	170,084
2000 Census Population	13,440	56,825	182,565
Projected Annual Growth 2021 to 2025	1.7%	0.7%	0.3%
Historical Annual Growth 2000 to 2021	2.1%	0.5%	-
2021 Median Age	35.1	35.6	37.0
HOUSEHOLDS			
2021 Estimated Households	10,546	32,288	91,775
2025 Projected Households	11,819	34,619	96,426
2010 Census Households	7,204	26,077	79,745
2000 Census Households	7,031	25,945	80,115
Projected Annual Growth 2021 to 2025	2.4%	1.4%	1.0%
Historical Annual Growth 2000 to 2021	2.4%	1.2%	0.7%
RACE & ETHNICITY			
2021 Estimated White	59.8%	59.6%	59.7%
2021 Estimated Black or African American	7.4%	6.4%	5.0%
2021 Estimated Asian or Pacific Islander	10.1%	10.3%	13.1%
2021 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2021 Estimated Other Races	22.0%	23.1%	21.6%
2021 Estimated Hispanic	35.9%	38.4%	35.6%
INCOME			
2021 Estimated Average Household Income	\$63,039	\$73,437	\$84,820
2021 Estimated Median Household Income	\$56,820	\$60,370	\$66,178
2021 Estimated Per Capita Income	\$35,289	\$38,207	\$42,272
EDUCATION			
2021 Estimated High School Graduate	15.9%	16.5%	16.2%
2021 Estimated Some College	18.2%	17.7%	16.3%
2021 Estimated Associates Degree Only	6.5%	5.8%	5.9%
2021 Estimated Bachelors Degree Only	37.2%	34.3%	34.0%
2021 Estimated Graduate Degree	13.1%	12.3%	13.5%
BUSINESS			
2021 Estimated Total Businesses	1,524	3,705	9,582
2021 Estimated Total Employees	16,844	36,631	74,383
2021 Estimated Employee Population per Business	11.1	9.9	7.8
2021 Estimated Residential Population per Business	12.7	16.9	19.4



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